GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Rajamahendravaram Urban Development Authority (RUDA) – Rajamahendravaram (U) - Change of Land Use from partly Commercial use and Partly Public and Semi public land use to Mixed land use to an extent of Ac.0.90 cents in R.S.No.425/2B/P of Rajamahendravaram Urban as applied by Sri M.P. Samuel Babu - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.124 Dated:30.08.2022

Read the following:

1. From the VC, GUDA, Lr.Roc.No.167/2019/GUDA, dt:20.08.2019.
2. Government Letter No.1298838/H1/2020, dt.14.12.2020.
3. From the VC, GUDA, Lr.Roc.No.167/2019/GUDA, dt.12.01.2021.
4. Government Memo No.1298838/H2/2020, dt.23.06.2022.
5. From VC, RUDA, Rajamahendravaram, Lr.Roc.No.420/2022/ RUDA, Dt:13.07.2022.
6. Govt. Memo No.138400/H1/2016, MA&UD (H) Department, dt.15.02.2017.
7. Government Memo.No.1298838/H2/2020 dated:18.07.2022
8. A.P. Extraordinary Gazette No.746, Part-I, dated:18.07.2022.
9. From the VC, RUDA, Lr.Roc.No.420/2022/RUDA, dt.12.08.2022.

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ORDER:

The Draft variation to the land envisaged in Rajamahendravaram General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.746, Part-I, dated:18.07.2022. The Vice Chairperson, Rajamahendravaram Urban Development Authority, Rajamahandravaram in the reference 5th read above has informed that the applicant has paid total an amount of Rs.4,82,654/- towards Development/ Conversion Charges for the proposed change of land use.

2. The Vice Chairperson, Rajamahendravaram Urban Development Authority, Rajamahandravaram in the reference 9th read above has informed that, the Vice Chairperson, RUDA have published the draft variation appendix notification pertaining to the change of land use in Hindu (English version) and in Sakshi (Telugu version) on 22.07.2022 calling for objections/ suggestions from the General Public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

P.T.O

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 01.09.2022.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECREATARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairperson, Rajamahendravaram Urban Development Authority, Rajamahendravaram, E.G. District.
The Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.

Copy to:
The individual through the Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.
The Director of Town and Country Planning, AP, Mangalagiri, Guntur District.
The District Collector, East Godavari District, Rajamahendravaram.
SF/SC (Computer No.1298838/2020)

// FORWARDED :: BY :: ORDER //

P.v.s. Rangh
SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Rajamahendravaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.289, MA., dated:26.07.2017 and proposed to make in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in T.S.No.425/2B/P, at Opp. ITC, NH-16, Rajamahendravaram Municipal Corporation to an extent of Ac.0.90 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for partly Commercial and partly Public and Semi Public use in the General Town Planning Scheme (Master plan) of Rajamahendravaram sanctioned in G.O.Ms.No.289, MA., Dated:26.07.2017 is now designated for Mixed Land use by variation of change of land use as marked "A, B, C, D" (Mixed Use) in the revised part proposed land use map G.T.P. No.01/2022/RUDA available in the Municipal Office, Rajamahendravaram, **subject to the following conditions that:**

1. Handing over the site affected in road widening to the local body through registered gift deed at free of cost.

Contd.,

2. The applicants have to obtain building approvals from the competent authority duly handing over the site affected in Master Plan road widening to the local body at free of cost through registered gift deed.
3. The applicant shall obtain prior technical competent authority before commencement of any development activity in the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Land in R.S.No.422
East	:	Land in R.S.No.424
South	:	Remaining Land in Sy.No.425/2
West	:	NH-16 Road.

Y.SRILAKSHMI
SPECIAL CHIEF SECREATARY TO GOVERNMENT

P.V.S. Lavanya
SECTOIN OFFICER